

GASTON COUNTY BUILDING INSPECTIONS

RESIDENTIAL BUILDING FINAL INSPECTION

This checklist is intended to prepare for a final building inspection. This is only a general list and is not intended to address all possible conditions. References are to the 2009 North Carolina Residential Code.

Please verify all of the following before calling for a Building Final inspection.

Permits and Plans

(Rxxx) refers to NC Residential Code Section

- Permit and approved plans and specifications for any engineered systems are on site and accessible to the inspector. (NC Administrative Code) Approved plans may be copied and used on job-site for inspections.
- Permit information is correct (address, permit number, description of work, etc.)
- All other Finals are scheduled or approved. (NC Administrative Code)

Building Exterior

- House numbers plainly visible and legible from the street or road fronting the property; minimum 3" and of contrasting color. (R321)
- All exterior windows, penetrations, and openings are caulked. (R703.1)
- Chimney terminations are 2' above any roof/structure within 10', and not less than 3' above the highest point where the chimney passes through the roof.
- There is min. 6" clearance from soil to siding/trim.
- The grade at the foundation falls away from the building a minimum of 6 in. within the first 10 feet.

Exterior Decks, Stairs, and Walkways

- Verify that deck placement, setback, size and materials are per Code.
- Deck is constructed to meet requirements of Residential Code or Appendix M.
- All deck material is treated or of materials naturally resistant to decay.
- Fasteners and hardware for pressure preservative and fire-retardant treated wood are of hot-dipped galvanized steel, stainless steel, silicon bronze, or copper. (R319.3 and manufacturers requirements)
- Ledger for decks bolted or lagged to structure with minimum 5/8" bolts. See Appendix M for details.
- Cantilevers blocked at bearing line. (Table R502.2.1)
- Footings are minimum 12" below grade to bottom of footings for freeze protection. (R403.1.4)
- Guard rails are installed where deck walking surface is more than 30" above adjacent grade. (R312.1)
- Stair nosing 3/4" – 1 1/4" required when solid risers are installed. Exception: When the tread depth is 11" minimum or when the stairs have a total rise of 30" or less above the floor or grade below. (R311.5.3.3)
- Open risers don't allow passage of 4" sphere.
- Radius of curvature at the leading edge of the tread is not over 9/16". (R311.5.3.3)
- The greatest nosing projection doesn't exceed the smallest by more than 3/8". (R311.5.3.3)
- Stair riser maximum 8 1/4" treads minimum 9" when measured horizontally from the vertical plane of adjacent stair nosing. (R311.5.3.1)
- Stair riser/tread maximum dimension doesn't exceed smallest by more than 3/8". (R311.5.3.1)

- Winders, spiral and/or circular stairs meet the requirements of the Residential Code.

Interior Stairs

- All stairs are provided with illumination. (R303.6 & R311.5.7)
- Stair nosing 3/4" – 1 1/4" required when solid risers are installed. Exception: When the tread depth is 11" minimum or when the stairs have a total rise of 30" or less above the floor or grade below. (R311.5.3.3)
- Open risers don't allow passage of 4" sphere.
- Radius of curvature at the leading edge of the tread is not over 9/16". (R311.5.3.3)
- The greatest nosing projection doesn't exceed the smallest by more than 3/8". (R311.5.3.3)
- Stair riser maximum 8 1/4" and treads minimum 9" when measured horizontally from the vertical plane of adjacent stair nosing. (R311.5.3.1 & 2)
- Stair riser/tread maximum dimension doesn't exceed smallest by more than 3/8". (R311.5.3.1)
- 6'8" minimum head room at stairways measured from the nose of the treads, landings, or platforms. (R311.5.6.1)
- Winders, spiral and/or circular stairs meet the requirements of the Residential Code.
- Guards don't allow passage of a 6" sphere. (R312.2)
- Triangle formed by riser, tread, and bottom element of guard doesn't allow passage of a 6" sphere. (R312.2)
- Guards adjacent to floor surfaces over 30" from adjacent floor or grade below have guards minimum 36" height to the top of guard. (R311.5.6)
- Handrails are required at stairs with 4 or more risers. (R315)
- Handrails and guards are capable of withstanding 200 lbs. applied in any direction at any point along the wall.
- Handrail height is a minimum 30" to 38" maximum above nose of tread to top of handrail. (R315.1)
- Handrail cross section is a minimum 1 1/4" to a maximum 2 5/8" with a minimum 1 1/2" clearance to wall. Handrails on exterior stairs may have a cross section of up to 3 1/2 inches. (R311.5.6.3)
- Handrails return to wall or terminate at a newell post. (R311.5.6.2)
- Glazing at stairs/walkways is safety glazing when located within 36" horizontally and 60" vertically from walking surface. (R308)
- Glazing adjacent to stairways within 60" horizontal of the bottom tread of the stairway in the direction of travel when the exposed surface of the glass is less than 60" above the nose of the tread is safety glazing.
- Exterior doors have landings, minimum 36"X36", or per size of door opening. The floor landing at the exit door is not more than 1.5" lower than the top of the threshold. The exit door may step down 8 1/4" below the door opening unless the door swings over the landing (R311.4)

Building Interior

- Single-family garages are separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. Structures supporting a floor/ceiling assembly are protected by minimum 1/2" gypsum board or equal. (R309.1, 309.2)
- Garage door to house is weatherstripped.
- Sheet rock joints and fasteners taped at walls and ceilings adjacent to conditioned spaces.
- Ducts in garages which penetrate the walls or ceilings separating the dwelling from the garage are constructed of a minimum No. 26 gage sheet metal and have no openings into the garage, (R309.1.1)
- 1 3/8" solid door or 20 minute rated door separates the house and garage. (R309.1)
- Pull down stairs are protected or non-combustible.

Attics

- Attic accesses required for areas exceeding 100 square feet and which have a vertical height or 60" or greater. (R807)
- Accesses are located in hallways or other readily accessible locations. (R807)
- Ceiling attic access is unobstructed 22" X 30" . Access door is insulated and gasketed at insulated ceilings and surrounding curb is minimum 12" height.
- Proper type and thickness of insulation is installed.
- Blown-in insulation has not filled or blocked baffles; 1" air space has been maintained between sheathing and insulation.

Crawl Space

- The crawl space access is minimum 18" X 24", or large enough to be able to remove largest piece of mechanical equipment located in the crawl space.
- Crawl space vents are not blocked by insulation.
- Venting for crawl space provided with an opening within 3' of each corner and minimum venting area of 1 sq .ft. /150 sq.ft. of crawl space area, 1 sq. ft./1500 when ground is covered with vapor barrier. (R408.1)
- 6 mil poly or equivalent vapor barrier installed. (R408.2)
- R-19 insulation is installed against bottom of floor and secured in place.
- All debris has been removed from the crawl space.

Smoke Alarms

- Smoke alarms required when interior alterations, repairs, or additions requiring a building permit occur. (R313.1.1)
- Alarms are interconnected and hard wired unless the area of work does not result in the removal of interior wall or ceiling finishes exposing the structure unless there is an attic, crawl space, or basement available which could provide access for the hard wiring. (R313.1.1)
- Smoke alarms are installed at every floor level, top of stairs, in each bedroom, and in hallway serving bedrooms. If doors separate stairways/hallways, smoke alarm is placed at each side of door. When ceiling levels vary >24" between hallways and adjacent rooms, a smoke alarm is placed at both ceilings. (R313.1)
- Smoke alarms are listed and installed in accordance with the provisions of the Code and the manufacturers instructions.

Windows and Glazing

- Bedroom window sills are not more than 44" above the floor. Emergency egress windows have a minimum net clear opening of 4.0 sq. ft., a minimum net clear opening height of 22" and a minimum net clear opening width of 20". The total glass area must not be less than 5.0 sq.ft. for a ground floor window and 5.7 sq.ft. for an upper story window. (R310.1.1)
- Safety glazing is installed in all hazardous locations and is identified by permanent labeling. (R308.4))